

LEASE

7624 E HIGHWAY 84
7624 E Highway 84 Slaton, TX 79364



PROPERTY DESCRIPTION

5,000 SF on 7 acres available for lease. This property features a showroom / service / office area with central heat and air and a restroom. Adjacent to the showroom is a warehouse with a 14' grade level overhead door, a separate parts room and another restroom. There is a 12' grade level overhead door separating this warehouse space from another warehouse space with three (3) 14' ft tall x 12 ft wide grade level insulated overhead doors. The warehouse sections are insulated. The stack yard currently has 2 acres fenced with an additional 5 acres to the west of the lot. Landlord is willing to discuss fencing this area off to expand the stack lot.

TxDot has approved three new additional entrances to make for safer ingress and egress. Two entrances will be on Slaton Hwy side (north side) and one will be on the FM 1585 / 130th St side. These will provide better and safer access to the properties.

PROPERTY HIGHLIGHTS

- 5,000 SF on 7 acres | New TxDot approved entrances coming soon for better and safer access.

OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month + (NNN) - NNN are \$1.28/SF (\$533.33)
Available SF:	5,000 SF
Lot Size:	7 Acres
Building Size:	5,000 SF
Fenced Acreage	2 - ability to expand up to 7 acres
Unfenced acreage	5 acres
Zoning:	n/a - outside city limits
APN:	R148504, R152198

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6	1,097	1,623
Total Population	11	2,289	3,240
Average HH Income	\$72,432	\$39,488	\$45,599

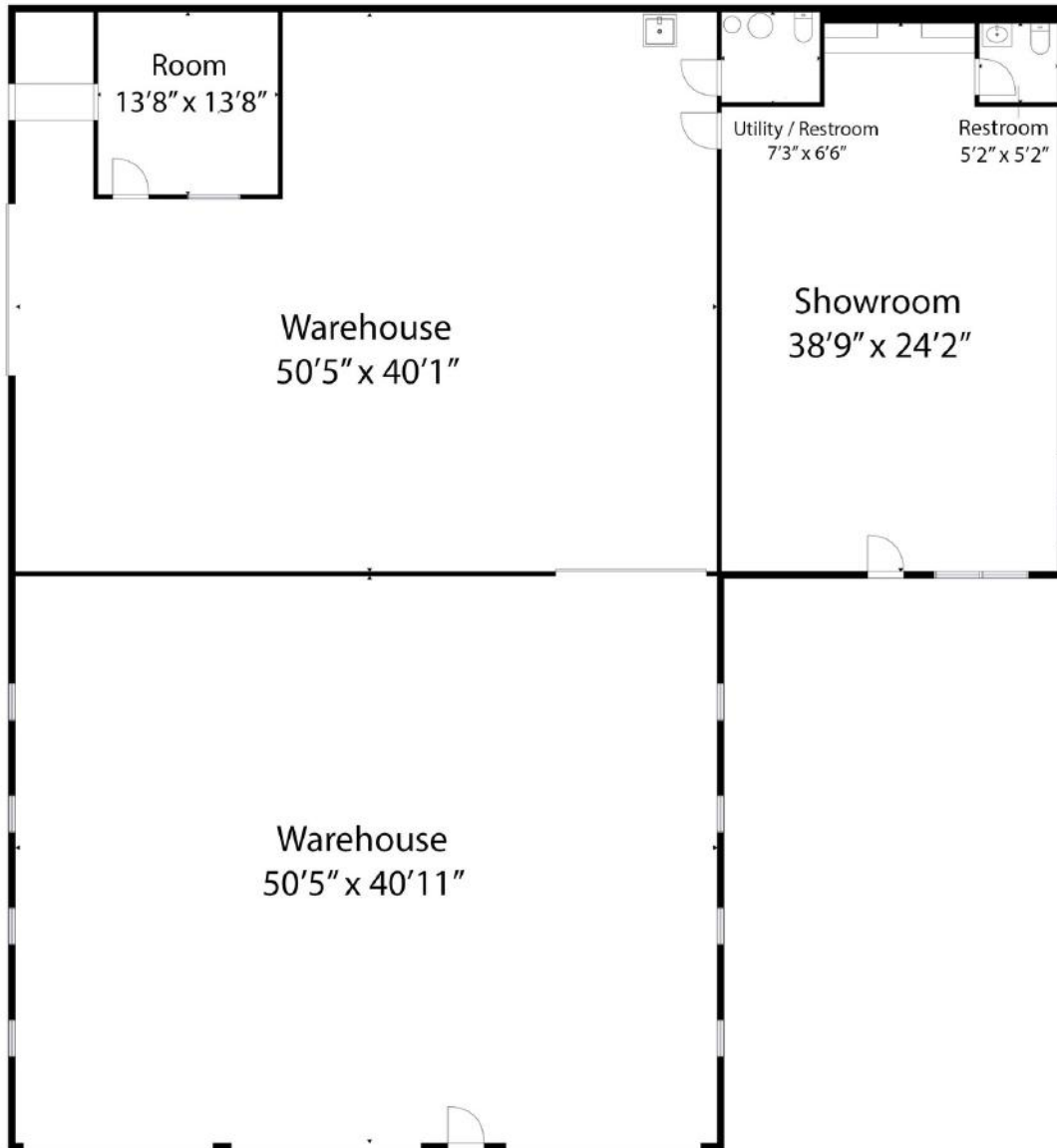
Jef Conn, CCIM, SIOR
806 787 4779
TX #572358



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FLOOR PLAN

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TXDOT APPROVED ENTRANCES COMING SOON

Landlord to install



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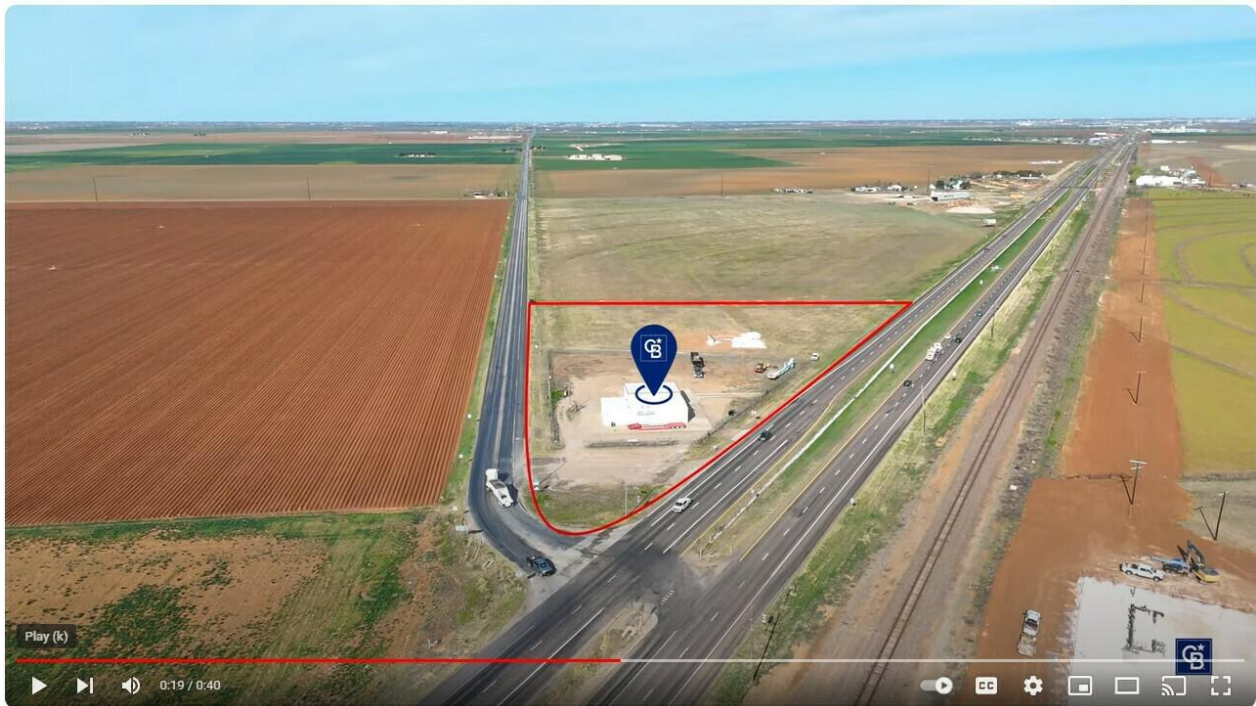


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DRONE VIDEO

SCAN QR CODE WITH YOU PHONE

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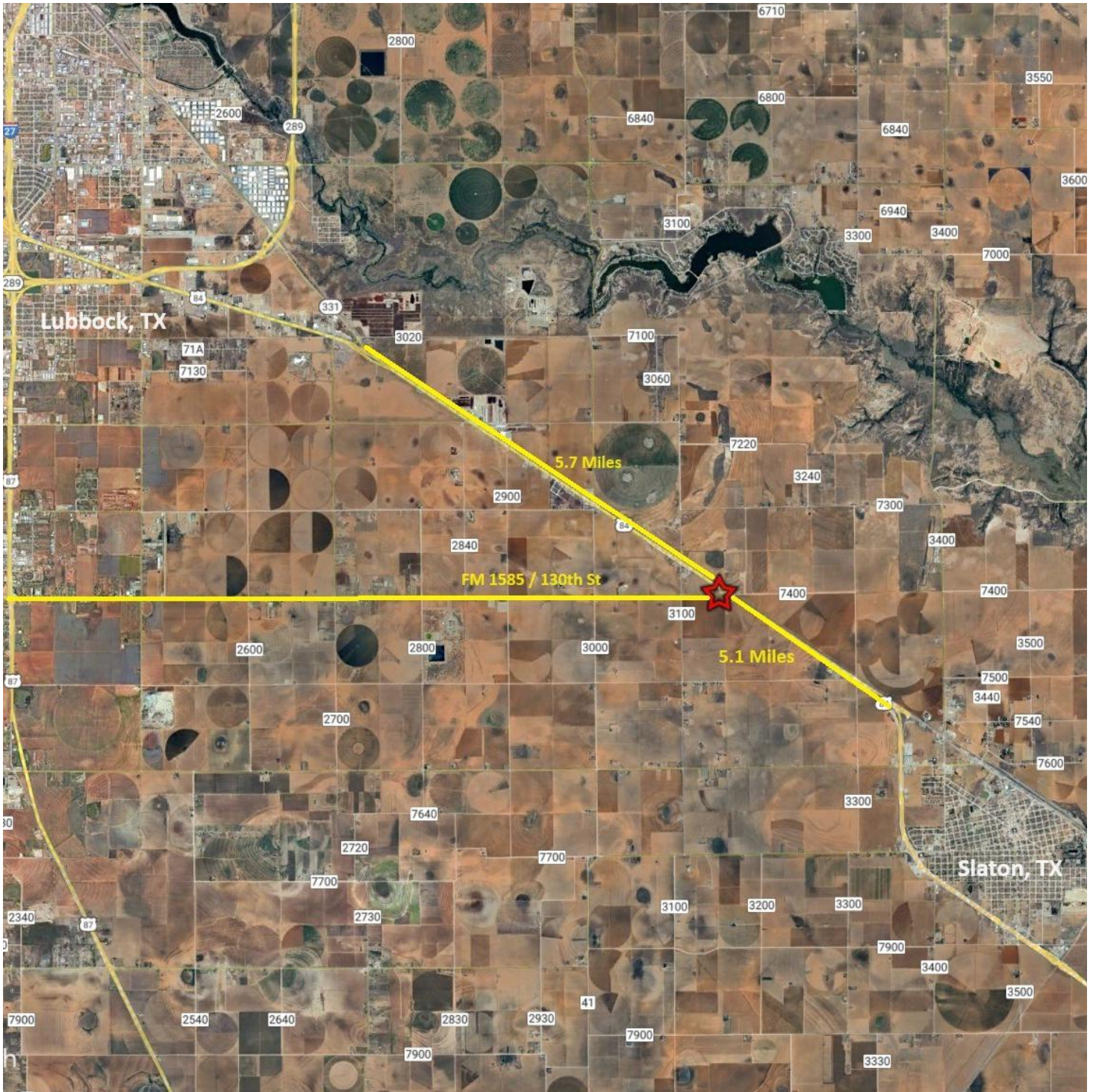
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LOCATION

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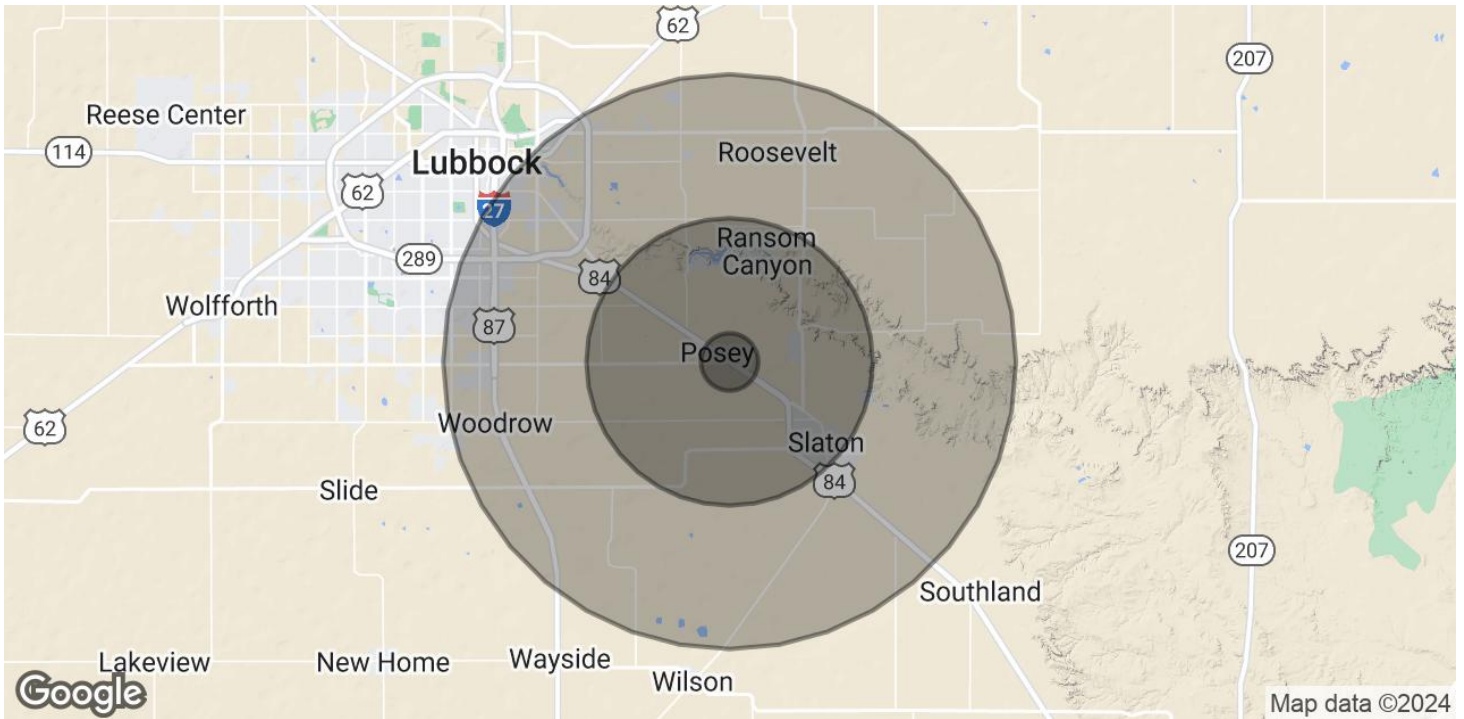
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11	2,289	3,240
Average Age	41.5	30.8	34.1
Average Age (Male)	51.2	31.7	35.9
Average Age (Female)	40.3	30.4	33.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6	1,097	1,623
# of Persons per HH	1.8	2.1	2
Average HH Income	\$72,432	\$39,488	\$45,599
Average House Value	\$215,567	\$63,836	\$92,692

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Jef Conn</u> Sales Agent/Associate's Name	<u>572358 TX</u> License No.	<u>JConn@CBCWorldwide.com</u> Email	<u>806-784-3216</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date